
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1335 Corcoran Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	November 16, 2017	X Alteration
H.P.A. Number:	17-661	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Patrick Jones, representing owners Marriott-Sanchez, seeks conceptual design review for construction of a three-story addition on the rear of a three-story rowhouse in the 14th Street Historic District.

Property Description

The 1300 block of Corcoran Street is characterized by a coordinated row of mansard-roofed Italianate houses dating from the 1870s. The rear elevations of the houses are utilitarian, historically without ell wings. The subject property does not have any additions on the rear, while surrounding properties have an assortment of one, two and three story additions, including several three-story additions that have been approved by the HPRB since the designation of the historic district.

Proposal

The design calls for a three-story addition that would extend an additional 15 feet from the rear wall. The addition would be clad in stucco with a contemporary metal-framed window system. A deck would extend an additional 7 feet from the first floor.

Evaluation

The proposed height, massing, and materials are respectful and compatible for a rear addition with the adjacent historic buildings and the character of the historic district. The Board has traditionally given greater design flexibility for rear elevations, such as is expressed here with the higher proportion of glass than is typical, as it does not affect character-defining features of the historic district.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the 14th Street Historic District and delegate final approval to staff.